



Parklands, High Littleton, Bristol, BS39 6LB

Offers Over £430,000

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Quote Reference NF0664 To Arrange Your Viewing

A wonderful home that will suit a grown family and even multi generational living situated in a quiet part of the popular village of High Littleton. An extended Semi-detached house dating back to the early 1970's. This home has had a huge make over creating a spacious modern home with a great flowing design. The downstairs area is ideal to spread out and share together when needed. The first floor has four good sized bedrooms, bathroom and an en-suite.

The enclosed rear gardens are ideal for children and pets alike, the outside is a low maintenance style too. Parking on the driveway for two cars, also comes with an EV charge point.

High Littleton is a wonderful village, not too big, friendly and has an excellent primary school public house, shops and bus routes. You will be spoilt for choice on countryside walks. The cities of Bath and Bristol nearby too.





Hallway

Obscure double glazed door to the front aspect, coved ceiling, recessed spot lights, radiator, thermostat control panel, stairs leading to the first floor with an under stairs cupboard(dog bed) storage cupboard with shelving, consumer unit and the flooring is tiled in the entrance area leading to a wooden floor.

WC

2.16m x 0.81m (7'1" x 2'7")

Obscure double glazed window to the front aspect, recessed spot lights, extractor fan, tiled wall, consumer unit, chrome towel radiator and tiled flooring. There is a two piece suite comprising of a vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Living Room

6.15m x 3.93m (20'2" x 12'10")

Double glazed window to the front aspect, fire place with a tiled hearth(fire is sealed but can be opened) radiator, television aerial and laminate flooring.





Kitchen/Dining/Family Room

8.27m x 3.09m (27'1" x 10'1")

Twin sets of double glazed French doors and a double glazed window to the rear aspect, recessed spot lights and coved ceilings. There is a range of wall and base units with wooden work tops, ceramic one & half bowl sink/drainage with a mixer tap over. There is a range of integral appliances including an electric induction hob, electric oven, dish washer and space for an American style fridge/freezer. There is a radiator, USB sockets, television aerial and is finished with wooden flooring.

Utility Room

4.67m x 2.54m (15'3" x 8'4")

Double glazed window to the front aspect, obscure double glazed door to the side aspect, recessed spot lights, extractor fan, a range of wall and base units with laminate work tops, stainless steel sink/drainage with a mixer tap, spaces for a washing machine and tumble dryer, vertical radiator and laminate flooring. There is a router in this room that will have cabling in place



Landing

Smoke alarm, recessed spot lights, radiator, cupboard housing a wall mounted Worcester combination boiler and shelving. There is also a loft hatch with a pull down ladder, partial boarding and a light. Ethernet cabling in place for Cat 7

Bedroom One

4.67m max x 4.11m max (15'3" x 13'5")

Double glazed window to the front aspect, door to the en-suite, loft hatch, radiator, fitted triple door wardrobes and a television socket.

Ensuite

2.12m x 1.69m (6'11" x 5'6")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, tiled walls, chrome towel radiator and tiled flooring. There is a three piece suite comprising of a bath with a glass shower screen and mixer shower over, floating vanity unit with wash hand basin



Bedroom Two

3.47m x 2.86m (11'4" x 9'4")

Double glazed window to the rear aspect, coved ceiling, radiator and laminate flooring. Cat 5 ethernet.

Bedroom Three

3.02m x 2.23m (9'10" x 7'3")

Double glazed window to the front aspect and a radiator.

Bedroom Four

2.76m x 2.25m (9'0" x 7'4")

Double glazed window to the front aspect, recessed spot lights, radiator and a fitted cupboard.





Bathroom

2.25m x 1.63m (7'4" x 5'4")

Obscure double glazed window to the rear aspect, recessed spot lights, tiled walls, chrome towel radiator and tiled flooring. There is a three piece suite comprising of a bath with a folding shower screen and mixer shower over, vanity unit with a wash hand basin and a low level WC.

Rear Garden

13.6m x 8.58m (44'7" x 28'1")

Enclosed by wooden fencing with a side access gate. There is a decked area with balustrades leading out from the house onto a patio area with an outside hot tap, power sockets and outside light. Steps lead down to the lawn area with a small area of stones and access to the undercroft of the decking above.

Front Garden

Brick wall surrounds with a side access gate, pathway with slate, out side tap, light and steps



Driveway

The driveway is laid to tarmac and can accommodate two cars with ease and possibly three smaller cars. There is also an EO EV charging point.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = D Council Tax Band C (£2002.94 PA estimate) – Bath & Northeast Somerset.

Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built circa 1970





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

